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**EXCLUSIVE REPORTS**

From the December 20, 2002 print edition

**Trammell Crow to start construction on Patriot Plaza**

**Suzanne White**  
 Staff Reporter

Trammell Crow officials will begin speculative construction in March on a 280,000-square-foot office building on a property known as Square 537 in Southwest D.C., the first phase of what ultimately will become a \$300 million complex called Patriot Plaza.



The property, bordered by Third and Fourth streets SW, Virginia Avenue and E Street, will contain almost 1 million square feet in three buildings. The first of the three \$90 million buildings will be on the corner of Fourth and E streets.

Trammell Crow closed on its purchase Dec. 13. Sources say the ownership — which includes Bethesda-based Phillips Development, an affiliate of Clark Construction, and Colonial Parking — sold the land for \$15 million to \$16 million. Gold's Gym and a Colonial Parking garage on the site were razed during the summer.

Although construction will start with or without a signed tenant, the first building was pre-engineered to adhere to some of the government's toughest security regulations, says Bob Murphy, senior managing director at Trammell Crow.

Blast-proof windows won't be installed during the construction, for example; but the framework to hold blast-proof windows will be



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installed so the building can accommodate a government or private tenant.

"We basically designed a building we felt would work well for [the General Services Administration] as it relates to any of the new security criteria they established post-9/11," says Murphy. But, "it's not to say that the building doesn't work for other tenants."

Trammell Crow (<http://www.trammellcrow.com>) is developing the project with Gensler architectural firm, Sako security consultants and Weidlinger blast consultants.

The design includes 30-foot setbacks from the curb, progressive collapse avoidance, a hardened shell and no ground-floor retail requirement. Construction is expected to begin March 15 and the building will deliver in the fourth quarter of 2004.

The design caters to what most government agencies requested after the Oklahoma City bombing, and have required since Sept. 11. However, finding D.C. buildings with the proper setbacks and security built into the project has proved difficult.

As with most government agencies, there is political pressure for entities such as the Department of Homeland Security and Transportation Security Administration (<http://www.tsa.gov>) to locate within the District, but there is not the office inventory to do so.

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